

# BOROUGH OF PEAPACK AND GLADSTONE

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CLERK/REGISTRAR  
ASSISTANT ADMINISTRATOR

TELEPHONE: 908-234-2250  
FAX: 908-781-0042

1 SCHOOL STREET  
P.O. BOX 218  
PEAPACK, NJ 07977

June 8, 2020

## **The Borough Council Meeting of JUNE 9, 2020 will be held virtually through Go To Meeting The meeting starts at 7:00PM**

You can call in through the phone number that is listed below.

Phone Number: 1-408-650-3123  
When asked put in the Access code below:  
Access Code: 475-343-213

We ask that you are patient with us during this process as this is new to all of us involved. To make this new process work as efficiently as possible we have drafted a procedure to follow:

1. Mayor Skinner will start the meeting. The Mayor will read a statement asking for patience with this process and telling everyone to mute his or her phone until public comment.
2. Members of the Council will announce who they are before they begin speaking.
3. Please be respectful of this process so we can clearly identify each other and don't talk over one another as this makes it very difficult for all to hear and understand
4. When the meeting is opened to the public, please state your name and address for the record



**MAYOR & COUNCIL  
THE BOROUGH OF PEAPACK & GLADSTONE,  
BOROUGH COUNCIL MEETING AGENDA**



**JUNE 9, 2020**

**6:15 PM – EXECUTIVE SESSION**

**7:00 PM – REGULAR MEETING**

**Location: Electronically via the GOTO Meeting Conferencing Service.**

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*Actual meeting may contain discussion of items not mentioned on the agenda and alternatively any items specifically listed may be omitted.*

**1. CALL TO ORDER**

**2. SUNSHINE NOTICE** – *Municipal Clerk reads the following statement:*

*“Pursuant to the Open Public Meetings Act, Adequate notice of 2020 Meeting Dates was published in the Courier News and Bernardsville News on December 5, 2019 and posted at the Municipal Complex and the Borough Library. Action may be taken.”*

**3. FLAG SALUTE**

**4. ROLL CALL**

**5. EXECUTIVE SESSION – RESOLUTION NO. 102-20** – *Authorization for Executive Session for Certain Specified Purposes – (1) Personnel (2) Contract Negotiations – Affordable Housing*

**6. MAYOR’S UPDATE ON COVID-19**

**7. PUBLIC COMMENTS: 5 MINUTES PER PERSON – NON-AGENDA ITEMS**

*It is the policy of the Borough Council that all public comments on an issue shall be limited to five (5) minutes per person. Comments may be made on any Non-Agenda subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.*

**8. OLD BUSINESS**

**9. NEW BUSINESS**

**10. MISCELLANEOUS DISCUSSION/APPROVALS**

**11. ORDINANCES**

**PUBLIC HEARING FOR ORDINANCE 1090-2020** – *Providing for Various Improvements In and By the Borough of Peapack and Gladstone, in the County of Somerset, New Jersey, and Appropriating \$1,510,000.00 Therefore from Various Funds of the Borough*

**12. RESOLUTIONS**

**RESOLUTION NO. 103-20** – *Resolution for Award of Bid for the Sheephill Drive and Forest View Drive Resurfacing Project to J.A. Alexander, Inc. for \$262,336.15*

**RESOLUTION NO. 104-20** – *Resolution to Award Glen Miller Electrical Contracting, Inc. for the Connection of the Well Pump and Motor Starter at Liberty Park*



**MAYOR & COUNCIL  
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**RESOLUTION NO. 105-20** – Resolution Waiving Certain Fees and Application Requirements  
During COVID-19 State of Emergency

**RESOLUTION NO. 106-20** – Resolution to Appoint William J. Allen, Jr. as Seasonal Borough  
Department of Public Works Laborer

**RESOLUTION NO. 108-20** – Resolution Authorizing the Borough of Peapack & Gladstone Council  
to Fix and Determine Annual Salaries, Wages or Compensation to be Paid to Officers and  
Employees of the Borough of Peapack & Gladstone

**13. BILLS LIST**

**Resolution No. 107-20** – Approval of Bills as signed and listed on the Bill Payment List  
**Total Amount: \$142,863.70**

**14. PUBLIC COMMENTS – 3 MINUTES PER PERSON – AGENDA ITEMS ONLY**

*It is the policy of the Borough Council that all public comments on an issue shall be limited to three (3) minutes per person. No debating between residents. Comments should be addressed to Mayor and Council at the public microphone.*

**16. ADJOURNMENT**

**THE NEXT MEETING OF THE MAYOR & COUNCIL WILL BE HELD ON  
TUESDAY, JUNE 23, 2020 AT 7:00PM**

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 102-20**

**TITLE: AUTHORIZATION FOR EXECUTIVE SESSION FOR CERTAIN SPECIFIED PURPOSES**

**BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Peapack & Gladstone that in compliance with N.J.S.A. 10:4-7 et seq., this meeting will be closed to the public to discuss the following matters:

1. Personnel
2. Contract Negotiations - Affordable Housing

The matters considered in this Executive Session can be released to the public when the reasons for discussing and acting on it in closed session no longer exist.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

*IT IS HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PEAPACK & GLADSTONE AT A MEETING OF SAID COUNCIL HELD ON JUNE 9, 2020.*

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 103-20**

**TITLE: AWARD OF BID FOR THE SHEEPHILL DRIVE AND FOREST VIEW DRIVE RESURFACING PROJECT TO J.A. ALEXANDER, INC. FOR \$262,336.15**

**WHEREAS**, the Borough of Peapack & Gladstone received the following thirteen (13) bids on Thursday, May 28, 2020, at 2:00pm for the repaving project Sheephill Drive and Forest View Drive:

J.A. Alexander, Inc. Bloomfield, NJ	\$262,336.15*
Capital Paving & Contracting LLC Lebanon, NJ	\$264,517.00
Fischer Contracting, Inc. Scotch Plains, NJ	\$269,796.15
DeSantis Construction Inc. Somerset, NJ	\$270,687.95
American Asphalt & Milling Services Kearny, NJ	\$277,853.55
AJM Contractors Inc. Clifton, NJ	\$280,502.00
Riverview Paving, Inc. East Hanover, NJ	\$282,927.02
Mark Paving Co., Inc. Woodbridge, NJ	\$287,359.60**
Top Line Construction Corp. Somerville, NJ	\$292,505.08
Schifano Construction Corp. Middlesex, NJ	\$306,134.00

Esposito Construction \$312,698.00  
Matawan, NJ

Black Rock Enterprises LLC \$332,070.00  
Old Bridge, NJ

Pave-Rite, Inc. \$337,981.00  
Bridgewater, NJ

\*Corrected Total - Amount in proposal was \$259,336.15

\*\*Corrected Total - Amount in proposal was \$287,587.60

**WHEREAS**, the Borough Attorney reviewed all documents submitted and found them to be satisfactory and it is the recommendation of the Borough Engineer and Borough Administrator to award the contract to J.A. Alexander, Bloomfield, NJ in the amount of \$262,336.15; and

**WHEREAS**, a certification affirming the availability of funds in accordance with N.J.A.C. 5:34-5.1 et seq. has been provided by the Chief Financial Officer and made a part hereof, indicating that the appropriation for the within expenditure is to be funded from the 2020 DOT Grant for Sheephill Drive and Forest View Drive Resurfacing and Ordinance 1090-2020

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that the contract be awarded to J.A. Alexander in the amount of \$262,336.15 in accordance with the terms of the contract.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized to sign any and all documents for said contract.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

\_\_\_\_\_  
GREGORY J. SKINNER  
MAYOR

FINANCE CERTIFICATION

I, Randy Bahr, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in Ordinance 1090-2020 and 2020 DOT Grant Sheephill Drive and Forest View Drive Repaving Project.

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Randy Bahr, CFO

## RESOLUTION

BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

### RESOLUTION NO. 104-20

**TITLE: RESOLUTION TO AWARD GLEN MILLER ELECTRICAL CONTRACTING INC. FOR THE CONNECTION OF WELL PUMP AND MOTOR STARTER AT LIBERTY PARK**

**WHEREAS**, the Borough of Peapack and Gladstone has a need for a well pump at Liberty Park to help decrease the algae in the pond; and

**WHEREAS**, in the winter of 2020, drilling was completed for a test well in Liberty Park, there is now a need to complete the well project by having the well pump installation and connection ; and

**WHEREAS**, there was a review of the proposal received by the DPW Director and it covered all the needs for the Borough for the work needed for the connection of well pump wiring from the well to the Park House and installation of motor starter; and

**WHEREAS**, it is the recommendation of the DPW Director and Borough Administrator that Glen Miller Electrical Contracting Inc. be hired to complete the connection of the well pump to the Park House and installation of motor starter; and

**WHEREAS**, a certification affirming the availability of funds in accordance with N.J.A.C. 5:34-5.1 et seq. has been provided by the Chief Financial Officer indicating that the appropriation for the within expenditure is to be funded from the Capital Ordinance 1046-2017;

**NOW, THEREFORE BE IT RESOLVED**, by the Borough Council of the Borough of Peapack and Gladstone that the Borough award the work to Glen Miller Electrical Contracting Inc. in an amount not to exceed \$1,750.00.



Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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\_\_\_\_\_  
 NANCY A. BRETZGER  
 BOROUGH CLERK

\_\_\_\_\_  
 GREGORY J. SKINNER  
 MAYOR

FINANCE CERTIFICATION

I, Randy Bahr, CFO of the Borough of Peapack & Gladstone hereby certify that there are adequate funds available for the above-named contract. Monies are available in Ordinance 1046-2017.

\_\_\_\_\_  
 Randy Bahr, CFO

## RESOLUTION

### BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY

#### RESOLUTION NO. 105-20

#### TITLE: RESOLUTION WAIVING CERTAIN FEES AND APPLICATION REQUIREMENTS DURING COVID-19 STATE OF EMERGENCY

**WHEREAS**, in response to the COVID-19 pandemic, Governor Phil Murphy issued Executive Order 103 on March 9, 2020 declaring and proclaiming a public health emergency and state of emergency in the State of New Jersey; and

**WHEREAS**, Governor Murphy thereafter issued Executive Order 107 on March 21, 2020 which provided in relevant part:

“The brick and mortar premises of all non-essential retail businesses must close to the public as long as this Order remains in effect”; and

**WHEREAS**, Executive Order 107 allowed essential retail businesses to remain open but with very strict restrictions; and

**WHEREAS**, Governor Murphy issued Executive Order 108 on March 21, 2020 preempting all local regulations and orders issued in response to the COVID-19 pandemic; and

**WHEREAS**, Governor Murphy issued Executive Order 142 on May 13, 2020 relaxing restrictions on non-essential retail businesses to allow curbside service; and

**WHEREAS**, Borough Land Use Ordinance § 23-4 PROHIBITED USES. [Ord. No. 751 § 24-4] provides that any use not expressly permitted by this chapter shall be prohibited;

**WHEREAS**, Borough Land Use Ordinance § 23-40.19 Outdoor Dining. [Ord. No. 966 § 2] permits outdoor dining in a Borough right of way upon certain conditions subject to filing and approval of a site plan (the “Outdoor Dining Ordinance”);

**WHEREAS**, no Borough Ordinance permits side walk sales;

**WHEREAS**, Borough Ordinance § 5-11 entitled SPECIAL USE PERMITS [Ord. No. 931] permits the Borough Council of the Borough of Peapack and Gladstone to grant a Special Use Permit to an applicant to permit the temporary use of any property or structure for a purpose not otherwise permitted by the Revised General Ordinances of the Borough of Peapack and Gladstone upon certain conditions, including but not limited to the payment of a \$100.00 fee and \$1,000.00 escrow (the “Special Use Permit Ordinance”);

**NOW, THEREFORE, BE IT RESOLVED** by the Peapack and Gladstone Borough Council as follows:

1. Food establishments in the Village Zone that have not previously been approved for an Outdoor Dining permit may utilize the Special Use Permit Ordinance to apply for a temporary Outdoor Dining Permit without resort to filing a site plan with the Borough but in all other respects such application shall be consistent with the Outdoor Dining Ordinance, specifically Subsections a, b, c and d thereof;

2. All other business establishments in the Village Zone may apply for a Special Use Permit to conduct outdoor business and sales;

3. In order to expedite the processing of Special Use Permit applications, the following Sections of the Special Use Permit Ordinance shall be waived until Executive Order 103 is rescinded:

- a. § 5-11.3 Application; Fee;
- b. § 5-11.4 Escrow Deposit; and
- c. § 5-11.5 Notice to Property Owners.

4. To further expedite the processing of Special Use Permit applications, the following Sections of the Special Use Permit Ordinance shall be delegated to the Zoning Officer and the Police until Executive Order 103 is rescinded:

- a. Granting of the Special Use Permit pursuant to § 5-11.1 Purpose; and
- b. Imposition of Conditions pursuant to § 5-11.2 Conditions for Issuance and § 5-11.7 Additional Conditions.

Notwithstanding the foregoing, the Borough Council reserves the right to review and, if necessary, modify or rescind the approval of the Special Use Application at any time.

5. The provisions of this resolution shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety and welfare

6. Sale of alcoholic beverages in connection with outdoor dining permitted pursuant to this Resolution shall be limited by the establishment's liquor license and the applicable rules and regulations of the Division of Alcoholic Beverage Control as may be modified during this COVID-19 emergency.

7. This resolution does not repeal or amend any Borough land use ordinances or land development approvals and all land use ordinances and development approvals will be strictly enforced upon termination of this resolution.

8. All businesses must comply with the COVID-19 executive orders issued by Governor Murphy, and those executive orders will supersede anything in this resolution which is inconsistent with those orders.

9. All local businesses must comply with all applicable health statutes, ordinances and regulations, and must obtain any and all permits required by the Borough of Health.

10. All local businesses must comply with all orders and directives issued by the Chief of Police.

11. This Resolution shall take effect when the activities authorized herein are permitted by State statute, regulation or executive order and shall expire on the first to occur of the rescission of Executive Order 103 or December 31, 2020, unless further action is taken by the governing body.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK AND GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 106-20**

**TITLE: RESOLUTION TO APPOINT WILLIAM J. ALLEN, JR. AS SEASONAL BOROUGH DEPARTMENT OF PUBLIC WORKS LABORER**

**WHEREAS**, the Borough Department of Public Works has expressed a need to a hire seasonal laborer for the summer months; and

**WHEREAS**, William J. Allen Jr. has experienced working as a Laborer; and

**WHEREAS**, the Administrator and Superintendent of Public Works recommend William J. Allen, Jr. to be hired to fill the aforesaid position; and

**WHEREAS**, the Mayor and Council concurs with that recommendation.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, County of Somerset, State of New Jersey that William J. Allen, Jr. is hereby appointed as a Seasonal Laborer in the Borough of Peapack & Gladstone Department of Public Works at a salary of \$16.00 per hour, with an effective starting date of June 8, 2020 and ending on August 31, 2020.

<b>Introduced</b>	<b>Seconded</b>	<b>Borough Council</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**RESOLUTION**

**BOROUGH OF PEAPACK & GLADSTONE, SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION NO. 107-20**

**Payment of Claims (Posted)**

**WHEREAS**, The Borough Council of the Borough of Peapack & Gladstone has received bills to be paid as listed; and

**WHEREAS**, The Chief Financial Officer and the Borough Administrator have reviewed these bills and have certified that these bills represent goods and/or services received by the Borough, that these are authorized and budgeted expenditures and that sufficient funds are available to pay these bills;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Peapack & Gladstone, in the County of Somerset and State of New Jersey hereby:

1. That these bills are hereby authorized for payment; and
2. That checks in the proper amounts are prepared and that necessary bookkeeping entries are made; and
3. That the proper Borough Officials are authorized to sign the checks.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR

**BOROUGH OF PEAPACK AND GLADSTONE**

**RESOLUTION NO. 108-20**

**TITLE: RESOLUTION AUTHORIZING THE BOROUGH OF PEAPACK & GLADSTONE COUNCIL TO FIX AND DETERMINE ANNUAL SALARIES, WAGES OR COMPENSATION TO BE PAID TO OFFICERS AND EMPLOYEES OF THE BOROUGH OF PEAPACK & GLADSTONE**

**WHEREAS**, Ordinance No. 952 and amending Ordinances Nos. 959, 978, 1040, 1054, 1061 AND 1086 of the Borough of Peapack and Gladstone authorized the Council of the Borough of Peapack and Gladstone to fix and determine annual salaries, wages or compensation to be paid to officers and employees of the Borough of Peapack and Gladstone.

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council hereby establishes the following salary guide for the year 2020 retroactive to January 1, 2020.

1. The annual salary or compensation for the following officers shall be paid quarterly.

Mayor	\$ 3,500
Borough Council Members	\$ 2,000

2. The maximum regular annual salaries of the following shall be as specified.

Nancy Bretzger, Borough Clerk/Registrar/Asst. Admin	\$ 76,500.00
Edward Kerwin, Tax Assessor	\$ 30,137.02
Holly Dominguez, Sewer Utility Collector, DPW Secretary	\$ 43,121.52
Ellen Hays, Construction, Finance Secretary	\$ 37,740.00
Frank LaGuriana, Construction Code Official	\$ 20,000.00
Brady Driscoll, Plumbing SubCode Official	\$ 12,484.86
James Fonzino, Fire Protection Official	\$ 21,766.88
Sara Jane Noll, Zoning Official	\$ 9,180.00
Diane Becker, Recreation Director	\$ 37,270.80
Kingsley Hill, OEM Coordinator	\$ 800.00
Scott Hanna, Deputy OEM Coordinator	\$ 400.00
John McDermott, Deputy OEM Coordinator	\$ 400.00

**DEPARTMENT OF PUBLIC WORKS**

Scott Hanna, Director of Public Works

\$ 91,103.34

**POLICE DEPARTMENT**

Nancy Arbelo, Police Secretary	\$ 38,794.68
Steve Ferrante, Officer In Charge	\$111,004.92
Thomas Scanlon, Officer	\$106,590.37
Owen Duff, Corporal	\$106,590.37
Paul Morris, Officer	\$106,590.41
Anthony Damiano, Officer	\$ 83,843.00
Adam Caruso, Officer	\$ 64,370.00
Matthew Kelly, Officer	\$ 68,799.00
Nicholas Ortiz, Officer	\$ 48,960.00

3. The maximum hourly salaries of the following part-time employees shall be as specified.

Elizabeth Peterson, Deputy Clerk/Registrar	\$20.40 per hour
Sara Jane Noll, Land Use Board Secretary	\$31.14 per hour
Anthony Arpino, Night Custodian	\$18.12 per hour
Katherine Ferratti, Police Matron	\$50.00 per hour
Trina Lindsey, Police Matron	\$50.00 per hour
Nancy Arbelo, Police Matron	\$50.00 per hour
Dina Rampanelli, Gazette Coordinator	\$370.00 per edition

4. Employees of the Department of Public Works (other than the Public Works Manager, Superintendent and Assistant Superintendent) who possess licenses issued by the Department of Environmental Protection shall receive annually the additional compensation set forth below:

Class S-3	\$385.00
Class S-2	\$298.00
Class S-1	\$210.00
Class C-3	\$385.00
Class C-2	\$298.00
Class C-1	\$210.00



Payment for the highest license held shall be made for the year 2020 upon lawful adoption of this Resolution. Any employee who procures a license during the year 2020 shall receive a pro-rata share of the yearly additional compensation calculated from the date the license is received.

5. This Resolution shall be effective immediately upon proper adoption by the Borough Council.

Introduced	Seconded	Borough Council	Aye	Nay	Abstain	Absent
		Gian-Paolo Caminiti				
		Mark Corigliano				
		Amy Dietrich				
		Jamie Murphy				
		Royal Smith				
		John Sweeney				

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NANCY A. BRETZGER  
BOROUGH CLERK

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GREGORY J. SKINNER  
MAYOR